



COMMERCIAL
PROPERTIES

**Hawkeye
Real Estate**

MONROE COUNTY, IOWA

**60x200 Country Shop with Living Quarters
6547 157th Trail, Albia, IA 52531**

\$440,000



PROPERTY DETAILS

Just 4 miles north of Albia and only 1/8 mile off Highway 137, this 60x200 shop on just over 1 acre offers an outstanding combination of workspace, storage, income potential, and finished living space. Built in 2021, the building was designed with versatility in mind and is fully insulated with spray foam, heated, and set on a full concrete floor.

Shop Features

- Five automatic overhead doors: (2) Measuring 20'x16' and (3) Measuring 14'x16'
- 18-foot sidewalls, ideal for large equipment, vehicles, or commercial use.
- Heated, insulated, and built for year-round functionality.
- Main level (approx. 1,400 sq ft) includes office/kitchen, bathroom, storage space, and a concrete safe room.
- Income potential: The east half of the shop is currently leased for \$1,800/month, providing immediate rental income to the new owner

Living Quarters

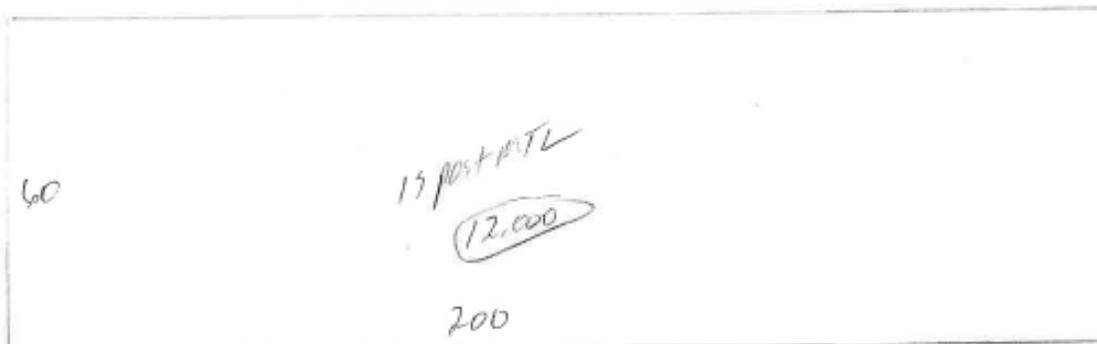
- Finished 1,600 sq ft 1-bedroom living quarters located upstairs.
- Upstairs kitchen includes a 4x8 insulated window that opens onto a future deck space, with an 18-foot header already in place for easy deck addition.
- Modern, spacious layout suitable for full-time living or weekend stays.
- Combined with the main-level office/storage, the building provides over 3,000 sq ft of finished interior space beyond the main shop area.

Location

- Just over 1 acre, 4 miles north of Albia, IA.
- Easy access, just 1/8 mile off Highway 137.
- Rural setting with excellent usability for personal, agricultural, or business purposes.

This 60x200 shop offers the best of both worlds — a high-quality, heated shop with tall sidewalls and oversized doors for equipment, plus spacious finished living and office quarters. With thoughtful touches like a future deck off the upstairs kitchen, a secure concrete safe room, and immediate rental income from an existing tenant, this property is well-suited for a wide variety of uses, from farm operations to business headquarters to unique live/work arrangements

BUILDING SKETCH



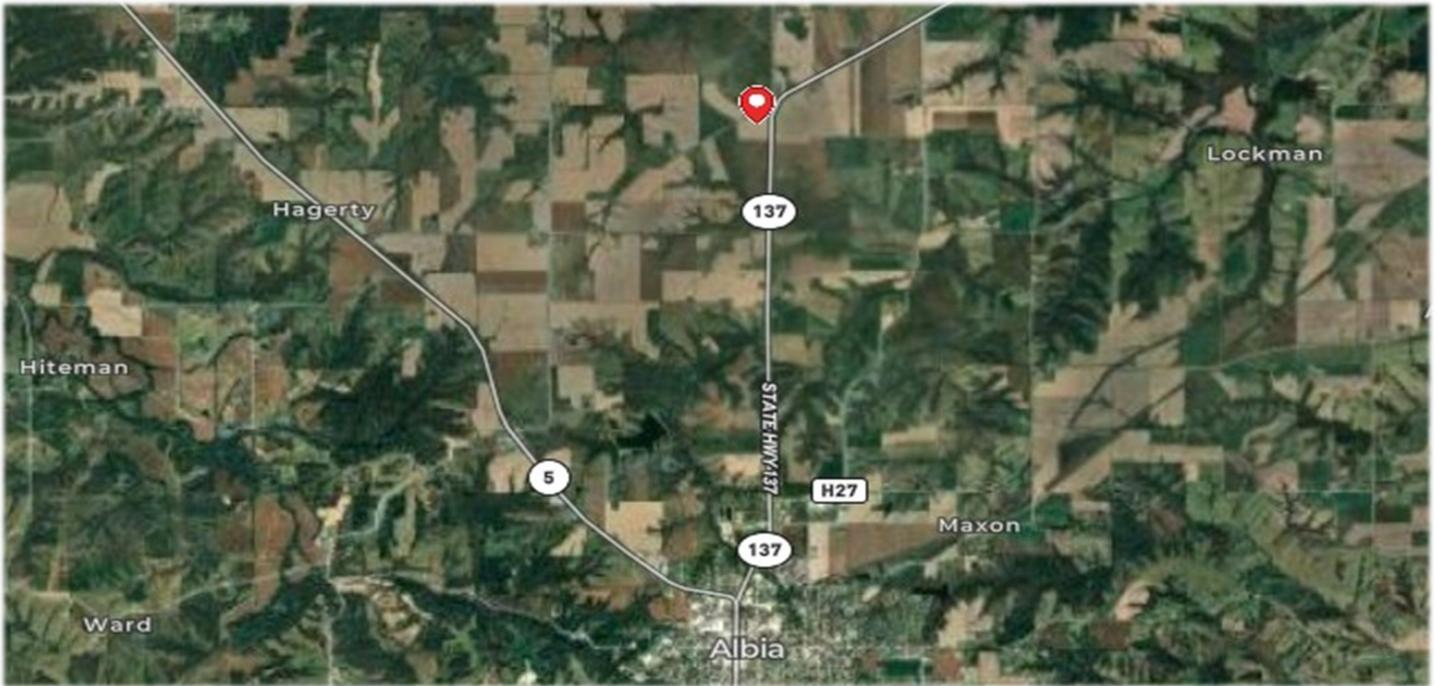
Hawkeye Farm
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PROPERTY IMAGES





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